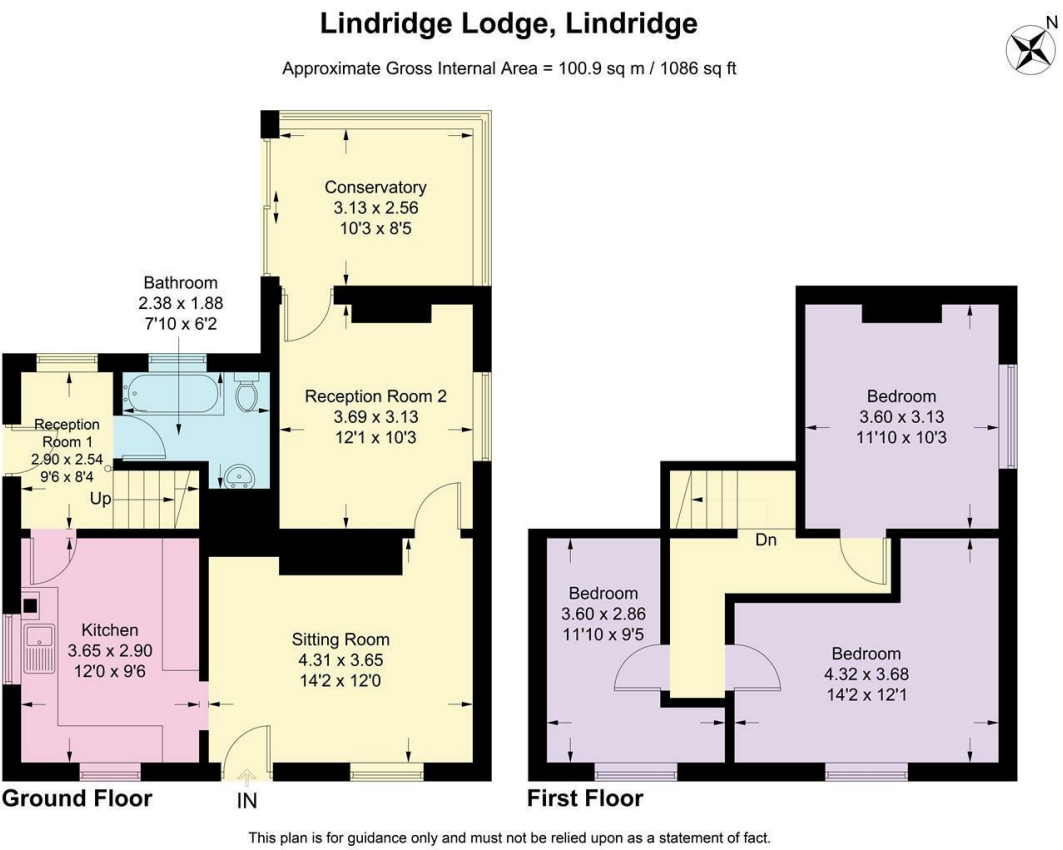


FOR SALE

Lindridge Lodge Lindridge, Tenbury Wells, WR15 8JQ



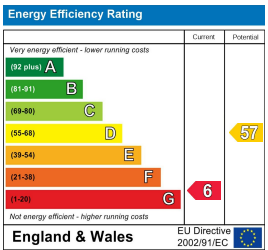
Lindridge Lodge Lindridge, Tenbury Wells, WR15 8JQ



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A detached rural cottage in need of refurbishment and with potential to develop or extend. With three first floor bedrooms, two reception rooms and a conservatory as well as a fitted kitchen and ground floor bathroom. There are generous gardens and the property is available with no onward chain. Viewing Recommended.



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@halls.gb.com



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FOR SALE

Mileage (all distances approximate)
Tenbury Wells 6 miles Bewdley 9 miles Ludlow 15 miles Worcester 16 miles Kidderminster 13 miles Birmingham 31 miles



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Detached Rural Cottage
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Fitted Kitchen & Ground Floor Bathroom
- Generous Gardens & Outdoor Space
- Attractive Rural Location
- In Need of Full Renovation/Refurbishment
- Potential Development/Extension STP

DIRECTIONS

From Abberley proceed in an easterly direction towards Tenbury Wells on the A443 and after approximately 5 miles the property will be found on the right hand side as indicated by the agents For Sale board.

From Tenbury Wells proceed in a westerly direction on the A456 through Newnham Bridge onto the A443 for approximately 6 miles and the property will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Lindridge Lodge is situated in the small rural village of Lindridge in the heart of the stunning Teme Valley. The River Teme runs through the region accompanied by the famous hop fields. Nearby market towns of Tenbury Wells and Cleobury Mortimer offer a range of local amenities such as doctor's surgeries, dentists, local shops and butchers as well as deli and fishmongers. Just 15 miles away is the historic market town of Ludlow, well known for its Food and Wine Festivals, distinguished fine dining eateries and Castle Ruins and The Cathedral City of Worcester is located 16 miles away and also offers an extensive range of cultural, sporting and entertainment activities. Train Stations are located in Ludlow, Kidderminster and Worcester, all of which offer a variety of routes to Birmingham and London. The motorway network is accessed via the M5 which is approximately 18 miles distant.

INTRODUCTION

An opportunity to purchase a detached cottage in need of renovation with further development/extension potential set in this sought after and attractive rural location. The property currently comprises of three first floor bedrooms, two ground floor reception rooms, fitted kitchen and a ground floor bathroom and small utility area. There is also a conservatory/garden room to the rear of the property and the property sits within private gardens with off road parking. The property is in need of significant modernisation/refurbishment with plenty of potential to further extend and develop.

FULL DETAILS

The property is situated on the A443 Tenbury Road with a paved pathway leading to the main front entrance and further around the property to a side access. The cottage itself has two generous reception rooms, fitted kitchen, conservatory and a small utility area and ground floor bathroom.

LIVING ROOM

The main entrance leads directly into the LIVING ROOM with a dual aspect secondary glazed windows, exposed ceiling timber and exposed brick recess fireplace with tiled hearth with wooden burning stove and original bread oven. There is a wall mounted radiator, a range of power points, television aerial lead and wall mounted lighting.

SECOND RECEPTION ROOM

The SECOND RECEPTION ROOM is situated to the rear of the property with a glazed window to the side, wall mounted radiator, power points, a brick fireplace with hearth and wooden mantle over. There is a ceiling mounted light fitting and a solid wooden panel door leading to the rear conservatory.

CONSERVATORY

The REAR CONSERVATORY has a concrete base with double glazed floor to ceiling windows to both sides and rear and a double glazed sliding door giving access to the rear gardens.

FITTED KITCHEN

The FITTED KITCHEN is well proportioned with dual aspect secondary glazed windows to both front and side aspect. There is an original solid fuel range, wooden effect work surfaces with inset stainless steel sink with single drainer, tiled surround with matching base and eye level units providing plenty of storage with space for larder style fridge freezer, exposed ceiling timbers, ceiling mounted light fitting, a number of power points and wall mounted Ideal Logik boiler.

From the kitchen there is a rear hallway/utility area with fully tiled floor, wall mounted radiator, turning staircase to the first floor, ceiling mounted light fitting, glazed side window and an obscure double glazed pedestrian door to the gardens. Within the utility area there is a roll top work surface with space and plumbing for automatic washing machine, double power points, ceiling mounted light fitting and access to the ground floor bathroom.

GROUND FLOOR BATHROOM

The GROUND FLOOR BATHROOM has a continuation of the tiled flooring with a matching white suite comprising of panelled bath, extensively tiled surround, wall mounted Triton shower unit with shower curtain and rail. There is a low level close coupled WC, pedestal wash hand basin with mixer tap and wall mounted medicine cabinet. There is a wall mounted electric heater, extractor fan, ceiling mounted light fitting and obscure glazed window to the rear aspect.

FIRST FLOOR

There is an L shaped landing with ceiling mounted light fitting and access to the three first floor bedrooms. There are currently two generous double bedrooms and a single bedroom each with radiator, power point, ceiling mounted light fitting and glazed windows.

OUTSIDE

There is a small lawned fore garden to the front of the property with pedestrian access either side to the rear of the cottage. There is external security and courtesy lighting to the front of the property, a paved pathway leading to the side where there is a generous lawn with mature trees and a detached metal store/garage. The generous lawned gardens to the side could provide additional off road parking if necessary. Immediately to the rear of the cottage is a paved patio and further generous and mature lawn with plenty of space to the rear to enjoy the outside and with potential to extend the existing cottage subject to the necessary planning consent and permissions. To the rear of the garden there is a raised vegetable bed, greenhouse and plenty of privacy.

SERVICES

Mains water, electricity, septic tank drainage and LPG gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.